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GOVERNMENT OF ARUNACHAL PRADESH
DEPARTMENT OF URBAN AFFAIRS
DIRECTORATE OF TOWN PLANNING
ITANAGAR

MEMORANDUM

The 29th June, 2026

No. TP-22/115/2026-DIR-TP (E-317131)/538-51.—**WHEREAS**, Article 243G of the Constitution of India empowers the State Government to endow Panchayati Raj Institutions with such powers and authority as may be necessary to enable them to function as institutions of self-Government in relation to matters listed in the Eleventh Schedule ;

AND WHEREAS, the Arunachal Pradesh Panchayati Raj Act, 1997 provides for establishment and functioning of Panchayati Raj Institutions in Rural Areas of the State ;

AND WHEREAS, the Arunachal Pradesh Municipal Act, 2007 and the Arunachal Pradesh Municipal Act, 2019 governs urban local bodies within notified Municipal areas ;

AND WHEREAS, the Arunachal Pradesh Urban and Country Planning Act, 2007 empowers the Government to constitute Planning Authorities and regulate planned development in urban and peri-urban areas ;

AND WHEREAS, the Arunachal Pradesh Building Bye-Laws, 2019 prescribe standards and procedures for regulation of building construction and development activities within the State ;

AND WHEREAS, large areas of the State situated outside Municipal limits presently lack an effective decentralized mechanism for regulation of building construction, resulting in unregulated growth, haphazard development, public safety concerns and administrative difficulties ;

AND WHEREAS, it is considered necessary in public interest to decentralize the administration of building regulation functions by entrusting such responsibilities to appropriate local authorities in accordance with the nature of the area concerned ;

NOW, THEREFORE, in exercise of the powers conferred under Article 243G read with the Eleventh Schedule of the Constitution of India and sub-Section (1) & (2) of Section 32 of the Arunachal Pradesh Panchayati Raj Act, 1997, read with Section 71 and 72 of the Arunachal Pradesh Urban and Country Planning Act, 2007 and sub clause 12 of Clause 1.1 of Arunachal Pradesh Building Bye-Laws 2019 and all other enabling provisions in this behalf, the Government of Arunachal Pradesh is pleased to order as follows :

1. Delegation in Rural Areas :

(a) In all rural areas falling outside :

- (i) Municipal Corporation; Municipal Councils; Urban Local Bodies; Notified Planning Areas; and Development Authority jurisdictions, the Gram Panchayat through its Member Secretary shall regulate building permission and related functions, within its territorial jurisdiction.

(b) The Gram Panchayat shall exercise powers relating to :

- (i) receipt and scrutiny of building applications; grant of building permission for residential and ancillary structures; verification of land ownership and customary land consent; regulation of setbacks, sanitation, drainage and access; inspection of construction activities;
- (ii) issuance of notices relating to unauthorized construction; maintenance of records and registers; and collection of prescribed fees and charges.

(c) The Gram Panchayat shall function with subject and limitations to:

- (i) the Arunachal Pradesh Building Bye-Laws, 2019;
- (ii) Upto maximum plot size of 250 Sq.mtr and development control parameters as provided at table 3.2 of the APBBL-2019 at the level of Gram Panchayat and further in consultation with the Local Planning Authority for the plot sizes above 250 Sq.mtr.
- (iii) technical guidelines issued by the Government; and
- (iv) such restrictions and conditions as may be prescribed from time to time.

2. Delegation in Urban Areas Outside Municipal Areas :

- (a) In all areas outside Municipal jurisdiction but falling within the jurisdiction of a Local Planning Authority constituted under the Arunachal Pradesh Urban and Country Planning Act, 2007, the concerned Local Planning Authority shall be the Competent Authority for regulation and control of building construction activities.
- (b) The Local Planning Authority shall exercise powers relating to :
 - (i) Planning Permission and building approval; land use regulation;
 - (ii) enforcement of development control regulations; inspection and monitoring of construction; action against unauthorized development;
 - (iii) maintenance of planning and building records and levy and collection of prescribed fees and charges.
- (c) The Local Planning Authority shall ensure conformity with;
 - (i) statutory master plans and development plan; zoning regulations; planning standards; and the Arunachal Pradesh Building Bye-Laws, 2019.

3. Restrictions :

Neither the Gram Panchayat nor the Local Planning Authority shall approve :

- (i) hazardous occupancies; major industrial buildings; high-rise structures beyond prescribed limits; buildings requiring environmental or specialized technical clearance; or projects falling within restricted, protected, or environmentally sensitive areas, unless prior approval of the competent authority of the Government is obtained.

Further, the Directorate of Town Planning, Department of Urban Affairs shall provide technical guidance, supervision, model procedures and capacity-building support to the delegated authorities and the Deputy Commissioner concerned shall supervise implementation and resolve jurisdictional disputes wherever necessary.

This issued with the approval of the competent authority.

Vivek Pandey, IAS
Commissioner (Urban Affairs),
Government of Arunachal Pradesh,
Itanagar.